

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plainville

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	17	+ 142.9%	27	48	+ 77.8%
Closed Sales	2	10	+ 400.0%	22	30	+ 36.4%
Median Sales Price*	\$501,000	\$576,000	+ 15.0%	\$406,450	\$453,500	+ 11.6%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	1.7	0.4	- 76.5%	--	--	--
Cumulative Days on Market Until Sale	21	39	+ 85.7%	75	31	- 58.7%
Percent of Original List Price Received*	99.5%	102.7%	+ 3.2%	98.8%	101.6%	+ 2.8%
New Listings	8	16	+ 100.0%	30	51	+ 70.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

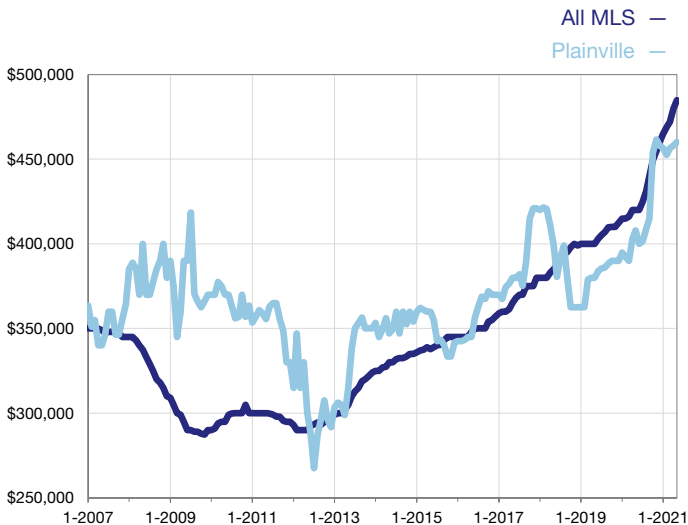
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	5	+ 25.0%	12	16	+ 33.3%
Closed Sales	0	3	--	13	13	0.0%
Median Sales Price*	\$0	\$320,000	--	\$325,000	\$340,000	+ 4.6%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--
Cumulative Days on Market Until Sale	0	19	--	71	20	- 71.8%
Percent of Original List Price Received*	0.0%	103.1%	--	97.6%	102.6%	+ 5.1%
New Listings	4	4	0.0%	14	17	+ 21.4%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

